



Abbey Road, Astley, Tyldesley, Manchester **Offers Over £125,000**







## Abbey Road, Astley, Tyldesley, Manchester

### Offers Over £125,000

### Property Description

GREAT NEWS! This brilliant house is offered for sale with NO ONWARD CHAIN. Go and view this now as 3 bed semi's like this aren't hanging around for long! This fantastic house is in a popular area, with a huge amount of potential to be your dream home so we insist you show urgency and call us to arrange a viewing! It includes some great feature's and we are proud to have the instruction to sell this great family home. The property benefits from gardens front and rear, off road parking, garage, storage throughout and a conservatory. The property comprises: lounge, conservatory, kitchen, family bathroom, and 3 bedrooms. A copy of the EPC will be available on request. EPC Grade D.

### Our View

The house is entered via the entrance vestibule and leads into the lounge. The lounge boasts a gorgeous fire with an impressive space that shows off this fantastic room. The kitchen creates a nice focal point to the house.

### Location

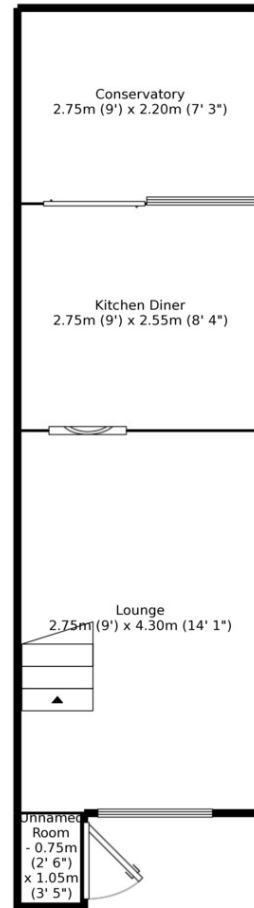
Astley is a town within Greater Manchester. The area has local shops, restaurants, cafes, pubs and takeaways. The property is in catchment area for some excellent schools including Tyldesley Primary, Garratt Hall Primary, Fred Longworth and St Marys High School.



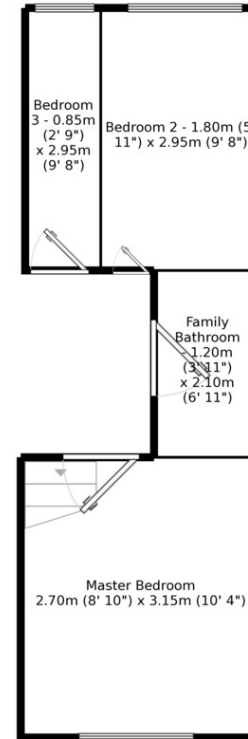
EPC Grade D

For full EPC please contact the branch

Ground Floor  
Floor Size: 25.7 m<sup>2</sup>, 276.4 ft<sup>2</sup>



First Floor  
Floor Size: 18.8 m<sup>2</sup>, 202.8 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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